

Document DCO 8.2 / MCO 8.2

Statement of Commonality

June 2026

The East Midlands Gateway Phase 2
and Highway Order 202X and The East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X

**The East Midlands Gateway Phase 2 and
Highway Order 202X and The East Midlands
Gateway Rail Freight and Highway (Amendment)
Order 202X**

**DRAFT STATEMENT OF COMMONALITY
(DOCUMENT DCO 8.2 / MCO 8.2)**

Version	Date	Status of Version
0	April 2026	Deadline 1 Submission
1	April 2026	Deadline 2 Submission
2	June 2026	Deadline 4 Submission

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1 Introduction

- 1.1 This document has been prepared to provide the Examining Panel (ExP) with the position on Statements of Common Ground (SoCG) between the Applicant and various other parties.
- 1.2 The Statements of Common Ground have been re-formatted and submitted to accord with the Exp's request contained in their Rule 17 letter ([PD-019](#)).
- 1.3 This document is being submitted at Deadline 4 and will be updated at Deadline 5 with a final version expected to be submitted at Deadline 6. This document is up to date as at **10.00 a.m. on 16 June 2026 (Deadline 1)**.
- 1.4 The remainder of this report is structured as follows:
 - (a) Section 2 addresses the general structure of the contents of the SoCG and provides an up to date list of the SoCG and their status.
 - (b) Section 3 sets out the commonality between SoCG.

2 Structure and List of SoCG

- 2.1 The contents of the SoCG mostly follow the same structure. This involves an introduction to the SoCG outlining the development to which it relates, and statement of the role of the relevant parties.
- 2.2 The SoCG then set out matters agreed, matters under discussion and matters not agreed in tabular form. The table indicates the status of the discussions between the parties using a RAG code.
- 2.3 Each SoCG firstly deals with the DCO and then the MCO.
- 2.4 Some differences between the structure of the individual SoCG arise from the consideration of specific topics and the extent to which the structure is acceptable to other parties with whom the Applicant is seeking to reach agreement on the substantive issues. Notwithstanding minor differences in structure all SoCG include a RAG table.
- 2.5 SoCG have been prepared with all the parties referred to in the Rule 8 letter. In addition, a SoCG has been prepared with the Forestry Commission.
- 2.6 A list of the draft SoCG is set out in Table 1 below along with the stage reached. LCC require the SoCG to be submitted to them as a set and do not deal with them individually. A re-formatted set of SoCG were sent to LCC on 1 June 2026. A response was received on 15 June 2026. The Applicant has submitted these as received from LCC but has not had the opportunity to review them or add hyperlinks. This will be done for Deadline 5.
- 2.7 The tripartite SoCG involving Prologis and EMIA has been reformatted and expanded and was submitted to those parties on 1 June 2026. No response has been received and so those SoCG have been submitted as sent to those parties.

Table 1

Doc No.	Party	Status of SoCG	Stage reached
North West Leicestershire Council			
8.3A	Overarching SoCG	Under discussion	NWL responded to the re-formatted SoCG on Friday 12 June 2026. Matters still under discussion.
8.3B	Planning Policy	Under discussion	NWL responded to the re-formatted SoCG on Friday 12 June 2026. Matters still under discussion.
8.3C	Air Quality	Under discussion	Agreed subject to confirmation from LCC that content with PRTM 2023 model run outcomes.
8.3D	Lighting	Agreed	Nothing outstanding
8.3E	Noise	Under discussion	Agreed subject to confirmation from LCC that content with PRTM 2023 model run outcomes.
8.3F	Landscape and Visual	Under discussion	Re-formatted SoCG provided to NWL on 2 June 2026. No response received at time of writing.
8.3G	Heritage	Agreed	Nothing outstanding
Leicestershire County Council			
LCC require the SoCG to be submitted to them as a set and do not deal with them individually. A re-formatted set of SoCG were sent to LCC on 1 June 2026. A response was received on 15 June 2026. The Applicant has submitted these as received from LCC but has not had the opportunity to review them or add hyperlinks. This will be done for Deadline 5.			
8.4A	Overarching SoCG	Under discussion	Applicant to review
8.4B	Highways	Under discussion	Applicant to review
8.4C	Archaeology	Under discussion	Applicant to review
8.4D	Ecology	Under discussion	Applicant to review

8.4E	Population & Health	Under discussion	Applicant to review
8.4F	Materials and Waste	Under discussion	Applicant to review
8.4G	Flood risk and Drainage	Under discussion	Applicant to review
Others			
8.5	National Highways	Under discussion	Agreed apart from ongoing discussion on protective provisions.
8.6	Nottinghamshire County Council	Agreed	Awaiting signature only
8.7	Natural England	Under discussion	Mostly agreed, ongoing discussions to finalise few outstanding issues.
8.8	Historic England	Agreed	No outstanding issues
8.9	Forestry Commission	Agreed	Agreed and signed by Forestry Commission
8.10	Environment Agency	Under discussion	Resolved tension between EA desired format of SoCG and R17 letter. Discussions now focussing on content.
8.11	East Midlands Airport	Under discussion	Reformatted SoCG sent to EMA on 1 June 2026. No response received as at 10.00 a.m. 16 June 2026.
8.12	EMA and Prologis	Under discussion	Re formatted SoCG sent to EMA and Prologis on 1 June 2026. No response received as at 10.00 a.m. 16 June 2026.

3 Commonality

- 3.1 Table 2 overleaf provides a summary of the principal issues covered in SoCG and identifies commonality in the topics which are dealt with in the individual SoCG.
- 3.2 The table identifies which topics are dealt with in each SoCG. The table also identifies the status of the topic within the SoCG using a RAG system as follows:

	SoCG agreed
	SoCG under discussion

3.3 Where it is not applicable to a party the table entry is blank. The orange “under discussion” category covers a wide range of positions from there being complete agreement subject only to the inclusion of an already agreed draft requirement being included in the next dDCO to there being outstanding discussions on issues of a more substantive nature.

Party	SoCG Ref. No.	Compulsory Acquisition	Planning Policy	Waste and materials	Lighting	Climate	Highways	Air quality	Noise	Ecology	Airport Safeguarding	Landscape and Trees	Archaeology and Built Heritage	Drainage	Geology, soils and groundwater	Contaminated land	Socio-economics	Population and Health
NWL	8.3																	
LCC	8.4																	
Nottinghamshire CC	8.6																	
National Highways	8.5																	
Environment Agency	8.10																	
Natural England	8.7																	
Historic England	8.8																	
Forestry Commission	8.9																	
Prologis/EMA	8.12																	
EMA	8.11																	